

**WILKES
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HILL**

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70 Scotland Road, Penrith, CA11 9JD



- **Intriguing and Characterful Semi Detached Sandstone Cottage**
- **Living Room + Spacious Dining Kitchen**
- **2 Double Bedrooms + First Floor Bathroom**
- **Gas Fired Central Heating via a Condensing Boiler**
- **Full Double Glazing**
- **Enclosed Garden to the Side**
- **Tenure - Freehold. Council Tax Band - B. EPC Rate D**

Price £140,000

Situated to the North of the town centre, 70 Scotland Road is an interesting semi detached sandstone cottage, offering accommodation comprising: Living Room, Dining Kitchen, 2 Double Bedrooms and a First Floor Bathroom. Outside there is a Garden to the side. The property also has the benefit of Double Glazing and Gas Central Heating via a Condensing Boiler and there is an Open Fireplace to the living room.

Location

From the centre of Penrith, head up Castlegate, across the two mini roundabouts and down Brunswick Road. At the bottom of the hill, follow the road to the left, keep in the left hand lane and head North on Stricklandgate, which becomes Scotland Road. Drive past the petrol stations and round the right hand bend, number 70 is on the right, at a right angle to the road.

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The vendor informs us that the property is freehold and the council tax is band B

ACCOMMODATION

Entrance

Through a panelled door to the

Dining Kitchen 10'3 x 18'4 (3.12m x 5.59m)

Fitted with a range of wall and base units and a wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and a tiled splash back. There is a built in electric oven and gas hob with a stainless steel extractor hood above, space for a fridge freezer and plumbing for a washing machine. One of the units houses the gas fired condensing combi boiler which provided the hot water and central heating. The floor is part ceramic tiled and part laminate. There are two uPVC double glazed windows, a double radiator and a composite security door leading out to the garden. Stairs, with cupboard below, lead to the first floor and a door opens to the;



Living Room 10'3 x 14'6 (3.12m x 4.42m)

Having an ornate cast iron feature fireplace with a stone hearth and a cupboard to one side housing the electric meter and MCB consumer unit. A uPVC double glazed window faces to the gable end and there is a single radiator, TV aerial point and telephone point.



First Floor - Landing

Having two uPVC double glazed windows, a single radiator and pine panel doors off.

Bedroom One 10'4 x 11'11 (3.15m x 3.63m)

Having a uPVC double glazed window to the front, a double radiator and telephone point.



Bedroom Two 10'6 x 13'4 max (3.20m x 4.06m max)

Having a uPVC double glazed window to the gable end and a single radiator



Bathroom 7'3 x 6'6 (2.21m x 1.98m)

Fitted with a white three piece suite having a panelled bath with a mains fed shower over and tiles around. A built in airing cupboard houses a single radiator and shelves. There is a double glazed Velux roof light, a single radiator and an extractor fan.



Outside

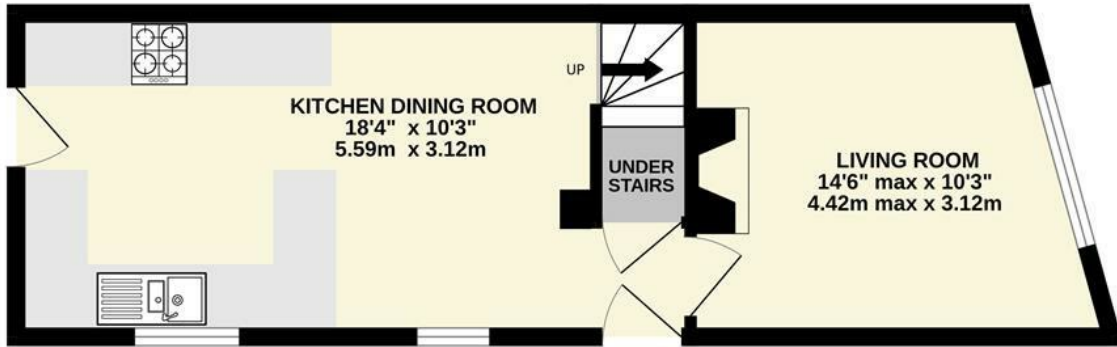
There is a shared right of access across the house to the front door.

To one end of the property there is a gravelled hard-standing and a gate in a stone wall giving access to a small garden area.

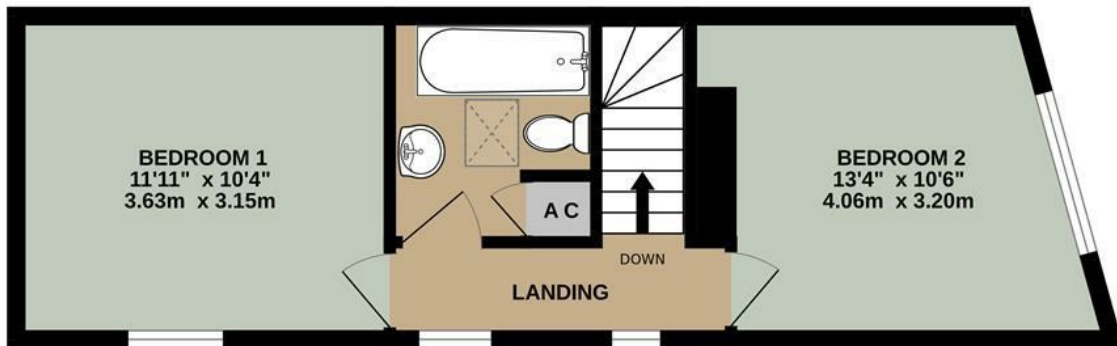
The neighbouring property has a right of access across.



GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.

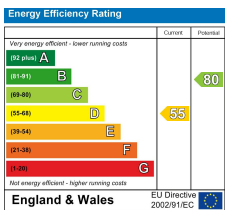


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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